



£175 p/w

*An impressive four double bedroom student house in a great City centre position*

4 Gladstone Road, Exeter,  
EX1 2EE

- Four double bedroom student house
- Arranged over three floors
- Bathroom with separate shower
- Cosy lounge open to a fitted kitchen
- Enclosed rear garden
- The rent is inclusive of all utility bills, fast WIFI & TV licence
- Great position in the City centre
- Offered now for 2022/23

Tel: 01392 860 783  
[www.mckinleywhite.com](http://www.mckinleywhite.com)  
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## Description

This is a four double bedroom student house in great central location. The property offers comfortable accommodation which is well presented and arranged over three floors. There is a cozy lounge open to a fitted kitchen and a spacious bathroom with bath and separate shower cubicle. The bedrooms are all of a good size and the property enjoys the comforts of gas central heating and double glazing. To the rear there is an enclosed courtyard garden with a shed which houses a freezer and dryer. The area has a permit parking scheme.

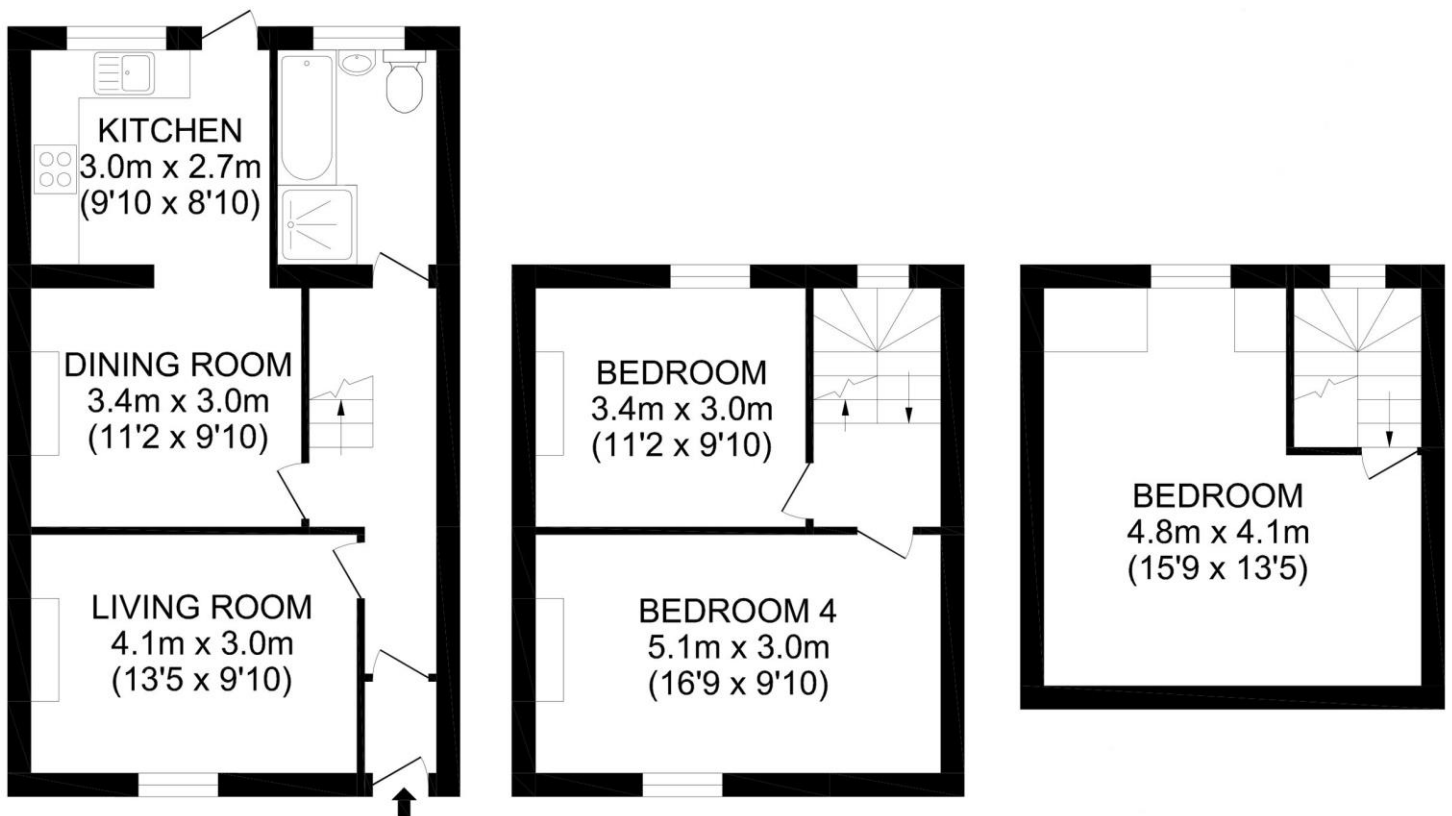
The rent includes the utilities (gas, electricity, water) and the landlord provides free high speed WIFI and a free TV licence.

We feel this is a superior example of its type and early viewing is recommended to avoid disappointment.



# Location

The property sits in a great central location and is directly opposite the Royal Devon & Exeter Hospital, which may make it of particular interest to medical students. The St Luke's Campus is within easy walking distance and Streatham Campus is approximately 20-25 minutes walk away. There is a regular bus service to campus from early morning to early evening Monday to Friday during term time, with other services also provided. The position means that the many shopping, dining and leisure facilities Exeter City centre has to offer are just a brief stroll away.



## TENANCY

£175 per room- p/w (48 weeks minimum).

## DAMAGE DEPOSIT

£450 per tenant.

## APPLICATION FEES

None.

## AVAILABLE FROM

1<sup>st</sup> September 2022.

## OTHER FEES

None apply at any point.

## EPC RATING

63 - 87

## EXCLUSIONS

Full time students only. No pets/smoking.

## REFERENCE

10667.



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